

1820

SEND TAX NOTICE TO:

ZENTAC Investment Incorporated
333 S. Hope Street H11-52
Los Angeles, CA 90071
ATTN: Mr. Kenneth R. Clinkscale

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, the undersigned Grantor, **SECURITY PACIFIC NATIONAL BANK**, a national banking association, does by these presents, grant, bargain, sell and convey unto the Grantee, **ZENTAC INVESTMENT INCORPORATED**, the following described real estate ("the Property"), situated in Shelby County, Alabama, to-wit:

Part of the NE-1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the intersection of the North right-of-way line of Industrial Road (Shelby County Road #66) and the West right-of-way line of L & N Railroad, run in a Northwesterly direction along the North right-of-way line of said Industrial Road for a distance of 272.35 feet; thence turn an angle to the right of 70 deg. 26 min. and run in a Northerly direction for a distance of 636.12 feet; thence turn an angle to the right of 90 deg. and run in an Easterly direction for a distance of 418.53 feet to a point on the West right-of-way line of L & N Railroad; thence turn an angle to the right of 102 deg. 33 min. and run in a Southwesterly direction along said West right-of-way line of L & N Railroad for a distance of 745.13 feet, more or less, to the point of beginning; less and except public road right-of-way on West side of subject property;

TO HAVE AND TO HOLD, unto the said Grantee, its successors and assigns forever, subject, however, to the following: (i) ad valorem taxes for the tax year commencing October 1, 1990, (ii) that certain Real Estate Mortgage and Security Agreement from Himovitz Enterprises, Inc., a California corporation, to Grantor dated July 29, 1986, and recorded in Real Book 94, at page 56, and rerecorded in Real Book 104, at page 70, in the Office of the Judge of Probate of Shelby County, Alabama, (iii) transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 48, at page 626, in Deed Book 305, at page 166, in Deed Book 305, at page 170, and in Deed Book 134, at page 19, in such Office, (iv) a right-of-way over and across a portion of the Property for a public road 50 feet wide running along the Westerly

BOOK 315 PAGE 734

boundary of the Property with an easement to install sewer, water and natural gas lines, and (v) sale of the Property to the State of Alabama for unpaid 1988 and 1989 taxes.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed for and in its name, by its duly authorized officer, this the 24 day of October, 1990.

SECURITY PACIFIC NATIONAL BANK

By: _____

Nydia Miranda-Sena
Its Vice-President

ATTEST:

Its _____

STATE OF CALIFORNIA)

Los Angeles COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Nydia Miranda-Sena, whose name as Vice-President of Security Pacific National Bank, a national banking association, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of October, 1990.



[NOTARIAL SEAL]

Guadalupe Molina
Notary Public

My Commission Expires: 06-17-94

THIS INSTRUMENT PREPARED BY:

Lant B. Davis
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, AL 35203
(205) 521-8000

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 OCT 25 PM 2:45

James P. Henderson, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

1. Dead Tax	—	\$	—
2. Int. Tax	—	\$	—
3. Recording Fee	—	\$	2.00
4. Notary Fee	—	\$	3.00
5. ...	—	\$	1.00
6. ...	—	\$	1.00
Total	—	\$	7.00